

IN THE CLAIMS

Please amend the claims as follows:

1. (Currently Amended) A computer-implemented method comprising:
receiving at a computer a plurality of property profiles over a computer network at a transaction center from a ~~plurality of responsible parties~~, a responsible party ~~of the plurality of responsible parties~~ being responsible for disposition of a property associated with a property profile of the plurality of property profiles;
receiving availability data of the property;
receiving a transaction request from a requesting party over the computer network at the transaction center, the transaction request including property information regarding at least one desired property aspect, the requesting party being a prospective renter, and the receiving of the transaction request including providing a sequence of maps to prompt the requesting party to select at least one desired geographical location;
matching the transaction request with the plurality of property profiles in accordance with the property information; [[and]]
providing the transaction request from the transaction center to the responsible party; and ~~a subset of the plurality of responsible parties having a matched property profile.~~
based on the availability data, communicating a subset of the plurality of property profiles to the requesting party.
2. (Original) The method of claim 1 wherein providing the transaction request is achieved anonymously such that an identity of the requesting party is hidden from the responsible party.
3. (Currently Amended) The method of claim 1 wherein [[a]] the responsible party ~~of the plurality of responsible parties~~ comprises at least one of a property owner, a property manager, or a leasing manager.
4. (Canceled)

5. (Currently Amended) The method of claim 1 further comprising:
~~providing a rental offer received from at least one of the plurality of responsible parties~~
the responsible party to the requesting party.
6. (Canceled)
7. (Canceled)
8. (Original) The method of claim 5 wherein providing the offer comprises:
providing a ranking based on a plurality of criteria.
9. (Currently Amended) The method of claim 1 further comprising:
providing an acceptance received from the requesting party to the responsible party ~~at least one of the plurality of responsible parties~~.
10. (Currently Amended) The method of claim 1 further comprising:
providing a property visit request received from the requesting party to the responsible party ~~at least one of the plurality of responsible parties~~; and
providing a property visit confirmation from the responsible party ~~at least one of the plurality of responsible parties~~ to the requesting party.
11. (Currently Amended) The method of claim 1 further comprising:
providing an anonymous message received from the requesting party to the responsible party ~~at least one of the plurality of responsible parties~~.
12. (Currently Amended) The method of claim 1 further comprising:
receiving a lease execution notification from the responsible party ~~at least one of the plurality of responsible parties~~.

13. (Canceled)
14. (Currently Amended) The method of claim 1 further comprising:
billing [[a]] ~~the responsible party or the plurality of responsible parties~~ a success fee.
15. (Previously Presented) The method of claim 1 further comprising:
receiving a request for a promotional reward from the requesting party.
16. (Previously Presented) The method of claim 1 further comprising:
issuing a promotional reward to the requesting party .
17. (Canceled)
18. (Previously Presented) The method of claim 1 wherein receiving the plurality of property profiles comprises:
receiving at least one unit information.
19. (Previously Presented) The method of claim 1 wherein receiving the plurality of property profiles comprises:
receiving a billing information.

20. (Currently Amended) A machine readable medium having stored thereon instructions which when executed by a processor cause the machine to perform operations comprising:

receiving at the machine a plurality of property profiles over a computer network at a transaction center from a ~~plurality of responsible parties~~, a responsible party of the ~~plurality of responsible parties~~ being responsible for disposition of a property associated with a selected property profile of the plurality of property profiles;

receiving availability data of the property;

receiving a transaction request from a requesting party over the computer network at the transaction center, the transaction request including property information regarding at least one desired property aspect, the requesting party being a prospective renter, and the receiving of the transaction request including providing a sequence of maps to prompt the requesting party to select at least one desired geographical location;

matching the transaction request with the plurality of property profiles in accordance with the property information; [[and]]

providing the transaction request from the transaction center to the responsible party; and ~~a subset of the plurality of responsible parties having a matched property profile.~~

based on the availability data, communicating a subset of the plurality of property profiles to the requesting party.

21. (Currently Amended) The machine readable medium of claim 20 wherein providing the transaction request is achieved anonymously such that an identity of the requesting party is hidden from the responsible party ~~plurality of responsible parties~~.

22. (Currently Amended) The machine readable medium of claim 20 having stored thereon further instructions which when executed by the processor cause the machine to perform operations comprising:

providing an offer received from the responsible party ~~at least one of the plurality of responsible parties~~ to the requesting party.

23. (Original) The machine readable medium of claim 22 wherein providing the offer comprises:

providing a ranking based on a plurality of criteria.

24. (Currently Amended) The machine readable medium of claim 20 having stored thereon further instructions which when executed by the processor cause the machine to perform operations comprising:

providing an acceptance received from the requesting party to the responsible party ~~one of the plurality of responsible parties~~.

25. (Currently Amended) The machine readable medium of claim 20 having stored thereon further instructions which when executed by the processor cause the machine to perform operations comprising:

providing a property inspection request received from the requesting party to the responsible party ~~one of the plurality of responsible parties~~; and

providing a property inspection confirmation from the responsible party ~~at least one of the plurality of responsible parties~~ to the requesting party.

26. (Currently Amended) The machine readable medium of claim 20 having stored thereon further instructions which when executed by the processor cause the machine to perform operations comprising:

providing an anonymous message received from the requesting party to the responsible party ~~one of the plurality of responsible parties~~.

27. (Currently Amended) The machine readable medium of claim 20 having stored thereon further instructions which when executed by the processor cause the machine to perform operations comprising:

receiving a lease execution notification from the responsible party at least one of the plurality of responsible parties.

28. (Canceled)

29. (Currently Amended) The machine readable medium of claim 20 having stored thereon further instructions which when executed by the processor cause the machine to perform operations comprising:

providing the responsible party at least one of the plurality of responsible parties a success fee billed confirmation message.

30. (Previously Presented) The machine readable medium of claim 20 having stored thereon further instructions which when executed by the processor cause the machine to perform operations comprising:

receiving a request for a promotional reward from the requesting party.

31. (Canceled)

32. (Original) The machine readable medium of claim 20 wherein receiving at least one property profile comprises:

receiving at least one unit information.

33. (Original) The machine readable medium of claim 20 wherein receiving at least one property profile comprises:

receiving a billing information.

34. (Currently Amended) A computer connected to a computer network comprising:
a bus;
a storage device coupled to the bus; and
a processor coupled to the bus, the processor to execute software to cause the computer to perform operations comprising:

[(i)] receiving a plurality of property profiles over a computer network at a transaction center from a ~~plurality of responsible parties, a responsible party of the plurality of responsible parties~~ being responsible for disposition of a property associated with a selected property profile of the plurality of property profiles,

receiving availability data of the property;

[(ii)] receiving a transaction request from a requesting party over the computer network at the transaction center, the transaction request including property information regarding at least one desired property aspect, the requesting party being a prospective renter, and the receiving of the transaction request including providing a sequence of maps to prompt the requesting party to select at least one desired geographical location,

[(iii)] matching the transaction request with the plurality of property profiles in accordance with the property information,

[(iv)] providing the transaction request from the transaction center to the responsible party a subset of the plurality of the responsible parties having a matched property profile, and

[(v)] providing an offer received from the subset of the plurality of responsible parties to the requesting party[.]; and

based on the availability data, communicating a subset of the plurality of property profiles to the requesting party.

35. (Original) The computer of claim 34 wherein the matching is performed by a matching engine.

36. (Original) The computer of claim 35 wherein the matching engine is comprised of a plurality of software instructions.

37. (Currently Amended) The computer of claim 34 wherein the processor further comprises software that includes instructions which, when executed by the processor, cause the computer to perform operations comprising:

[[(vi)]] providing an acceptance received from the requesting party to the responsible party one of the plurality of responsible parties.

38. (Currently Amended) The computer of claim 34 wherein the processor further comprises software that includes instructions which, when executed by the processor, cause the computer to perform operations comprising:

[[(vi)]] providing a property inspection request received from the requesting party to the responsible party one of the plurality of responsible parties; and

[[(vii)]] providing a property inspection confirmation from the responsible party at least one of the plurality of responsible parties to the requesting party.

39. (Currently Amended) The computer of claim 34 wherein the processor further comprises software that includes instructions which, when executed by the processor, cause the computer to perform operations comprising:

[[(vi)]] providing an anonymous message received from the requesting party to the responsible party one of the plurality of responsible parties.

40. (Currently Amended) The computer of claim 34 wherein the processor further comprises software that includes instructions, which when executed by the processor, cause the computer to perform operations comprising:

[[(vi)]] receiving a lease execution notification from the responsible party at least one of the plurality of responsible parties.

41. (Canceled)

42. (Currently Amended) The computer of claim 34 wherein the processor further comprises software that includes instructions which, when executed by the processor, cause the computer to perform operations comprising:

[[(vi)]] providing the responsible party at least one of the plurality of responsible parties a success fee billed confirmation message.

43. (Currently amended) The computer of claim 34 wherein the processor further comprises software includes instructions which, when executed by the processor, cause the computer to perform operations comprising:

[[(vi)]] receiving a request for a promotional reward from the requesting party.

44. (Canceled)

45. (Original) The computer of claim 34 wherein receiving at least one property profile comprises:

receiving at least one unit information.

46. (Original) The computer of claim 34 wherein receiving at least one property profile comprises:

receiving a billing information.

47. (Currently Amended) The computer of claim 34 wherein:

the computer network is the Internet; and

the software enables communications with the responsible party each of the plurality of responsible parties and the requesting party via the Internet.